King County Department of Assessments

Executive Summary Report

Appraisal Date 1/1/99 - 1999 Assessment Roll

Area Name: 20 – North Beacon Hill
Previous Physical Inspection: 1993

Sales - Improved Summary:
Number of Sales: 256
Range of Sale Dates: 1/97 – 12/98

Sales - Improved Valuation Change Summary:

	Land	Imps	Total	Sale Price	Ratio	COV
1998 Value	$45,600	$94,000	$139,600	$156,800	89.0%	15.6%
1999 Value	$49,200	$107,200	$156,400	$156,800	99.7%	9.3%
Change	+$3,600	+$13,200	+$16,800		+10.7%	-6.2%*
%Change	+7.9%	+14.0%	+12.0%		+12.0%	-40.1%*

*COV is a measure of uniformity, the lower the number the better the uniformity. The negative figures of –6.2% and –40.1% actually represent an improvement.

Sales used in Analysis: All improved sales, which were verified as good, were included in the analysis. Multi-parcel, multi-building, and mobile home sales were excluded. In addition the summary above excludes sales of parcels that had major changes (e.g., remodeled) after the sale and those with improvement value of $10,000 or less posted for the 1998 Assessment Roll. These parcels do not accurately represent percent change results for the overall sales sample.

Population - Improved Parcel Summary Data:

	Land	Imps	Total
1998 Value	$47,100	$95,100	$142,200
1999 Value	$50,800	$106,800	$157,600
Percent Change	+7.9%	+12.3%	+10.8%

Number of improved Parcels in the Population: 2920

The population summary above excludes multi-building, and mobile home parcels. In addition parcels with 1998 or 1999 Assessment Roll improvement values of $10,000 or less were excluded to eliminate previously vacant or destroyed property value accounts. These parcels do not reflect accurate percent change results for the overall population.

Conclusion and Recommendation:
Since the values recommended in this report improve uniformity, assessment level and equity, we recommend posting them for the 1999 Assessment Roll.

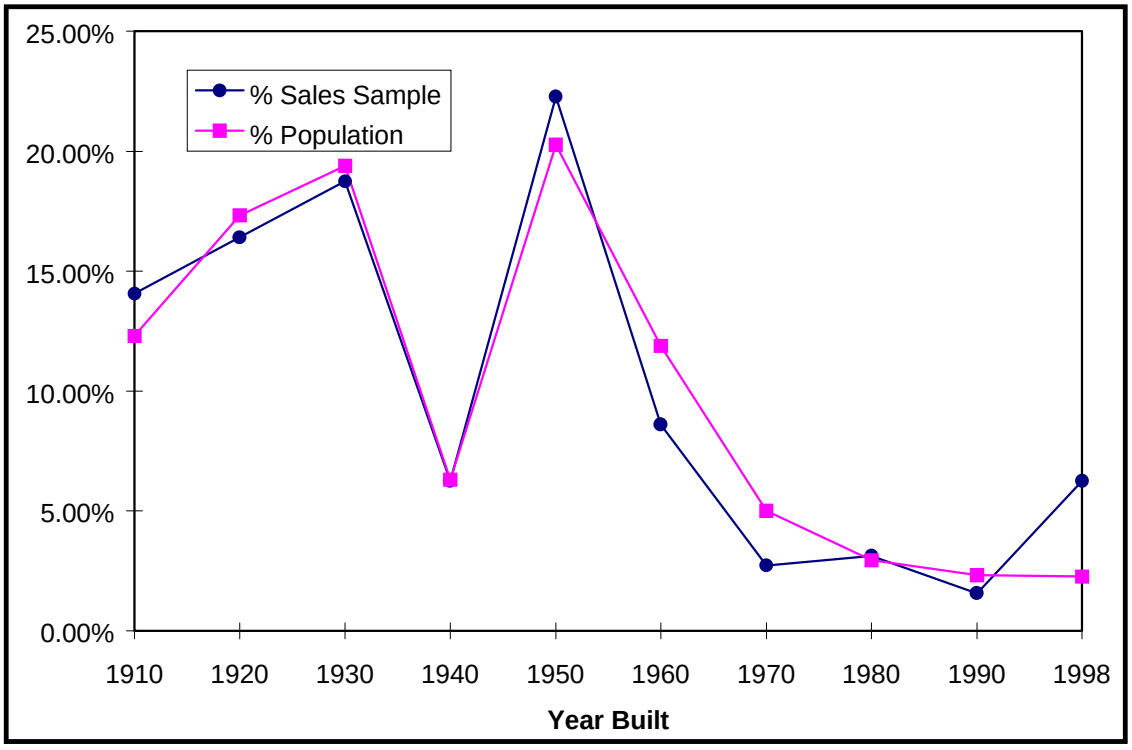
Sales Sample Representation of Population - Year Built

Sales Sample

Year Built	Frequency	% Sales Sample
1910	36	14.06%
1920	42	16.41%
1930	48	18.75%
1940	16	6.25%
1950	57	22.27%
1960	22	8.59%
1970	7	2.73%
1980	8	3.13%
1990	4	1.56%
1998	16	6.25%
	256	

Population

Year Built	Frequency	% Population
1910	359	12.29%
1920	506	17.33%
1930	566	19.38%
1940	184	6.30%
1950	592	20.27%
1960	347	11.88%
1970	146	5.00%
1980	86	2.95%
1990	68	2.33%
1998	66	2.26%
	2920	

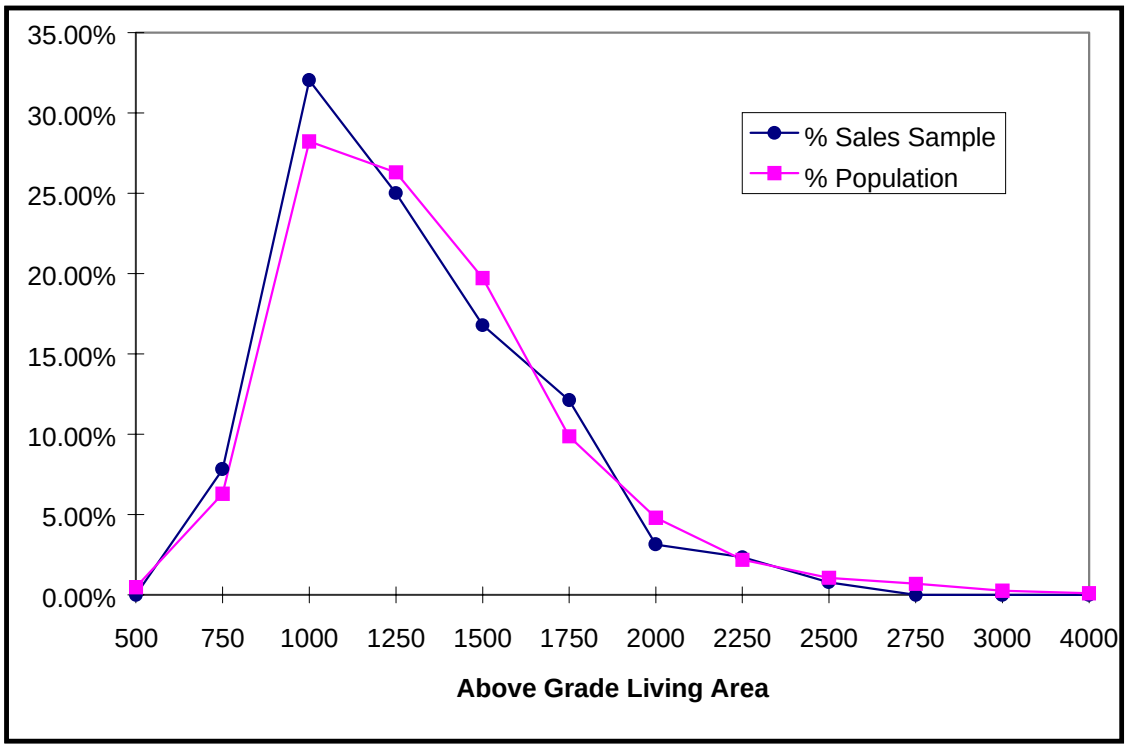


The sales sample adequately represents the population with regard to year built. The slight over-representation of new homes in the sales sample is a common occurrence since virtually all newly built homes are expected to sell and become part of any sales sample taken in the last two years.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
Above Gr Living	Frequency	% Sales Sample
500	0	0.00%
750	20	7.81%
1000	82	32.03%
1250	64	25.00%
1500	43	16.80%
1750	31	12.11%
2000	8	3.13%
2250	6	2.34%
2500	2	0.78%
2750	0	0.00%
3000	0	0.00%
4000	0	0.00%
	256	

Population		
Above Gr Living	Frequency	% Population
500	14	0.48%
750	184	6.30%
1000	824	28.22%
1250	768	26.30%
1500	576	19.73%
1750	288	9.86%
2000	140	4.79%
2250	64	2.19%
2500	31	1.06%
2750	20	0.68%
3000	8	0.27%
4000	3	0.10%
	2920	

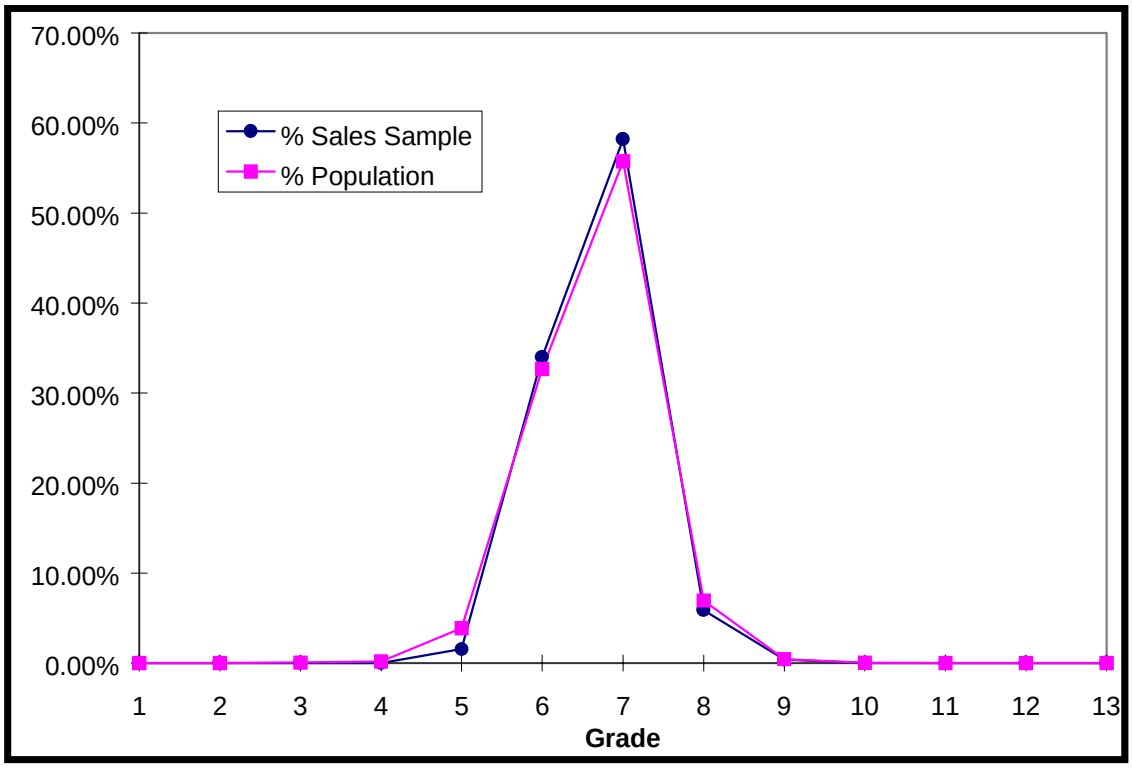


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

Sales Sample Representation of Population - Grade

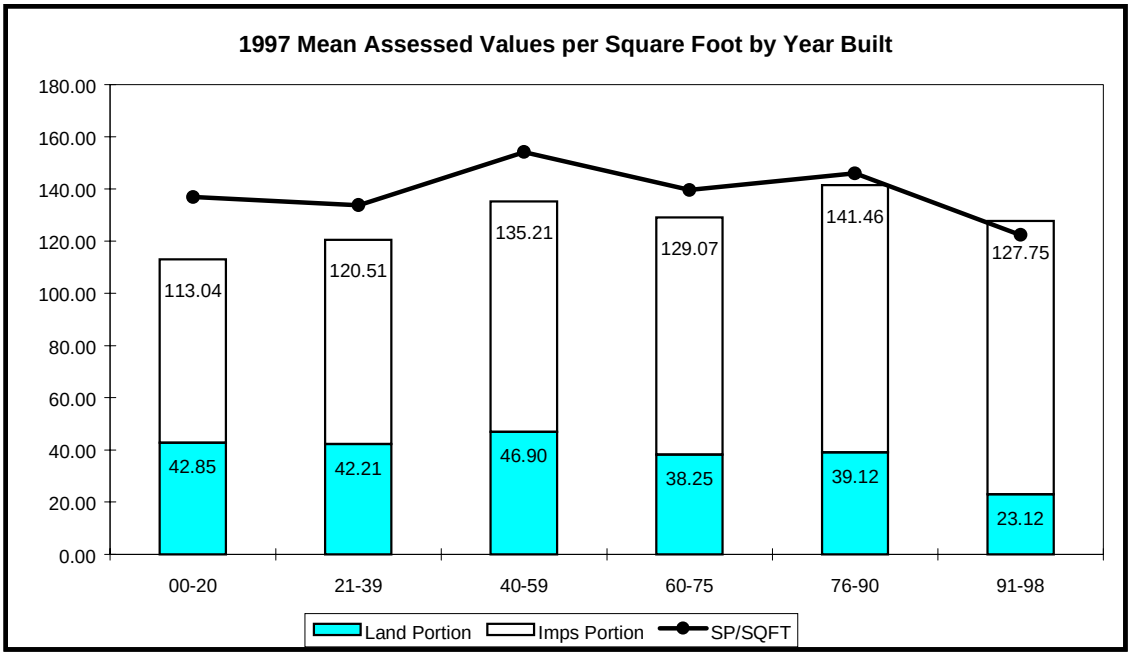
Sales Sample		
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	4	1.56%
6	87	33.98%
7	149	58.20%
8	15	5.86%
9	1	0.39%
10	0	0.00%
11	0	0.00%
12	0	0.00%
13	0	0.00%
	256	

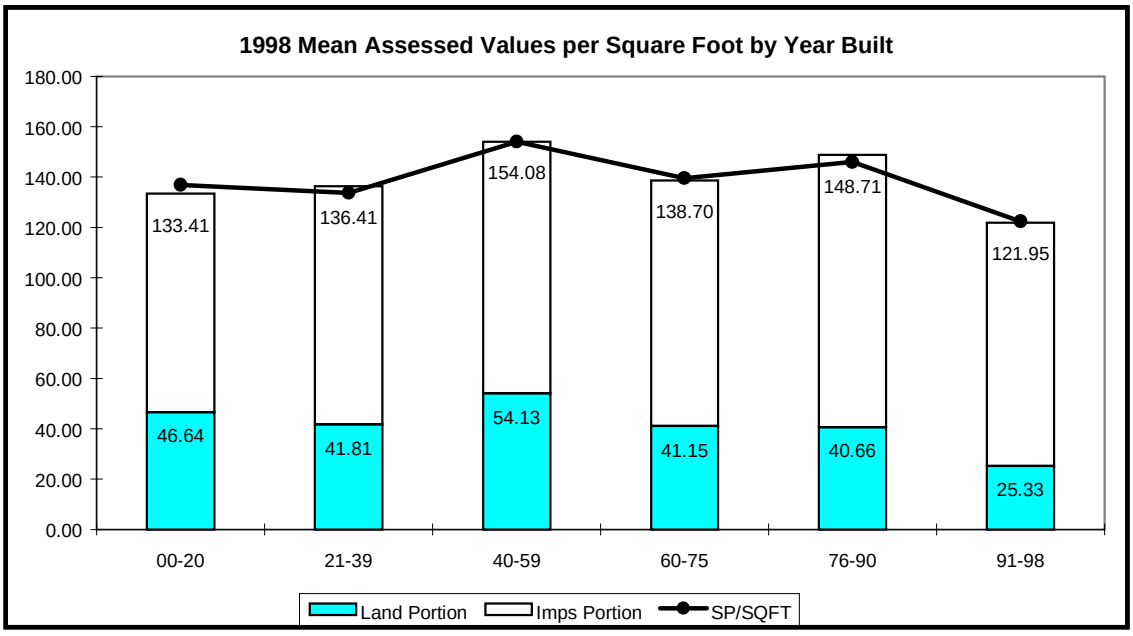
Population		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	2	0.07%
4	6	0.21%
5	113	3.87%
6	954	32.67%
7	1628	55.75%
8	203	6.95%
9	13	0.45%
10	1	0.03%
11	0	0.00%
12	0	0.00%
13	0	0.00%
	2920	



The sales sample adequately represents the population with regard to Building Grade.

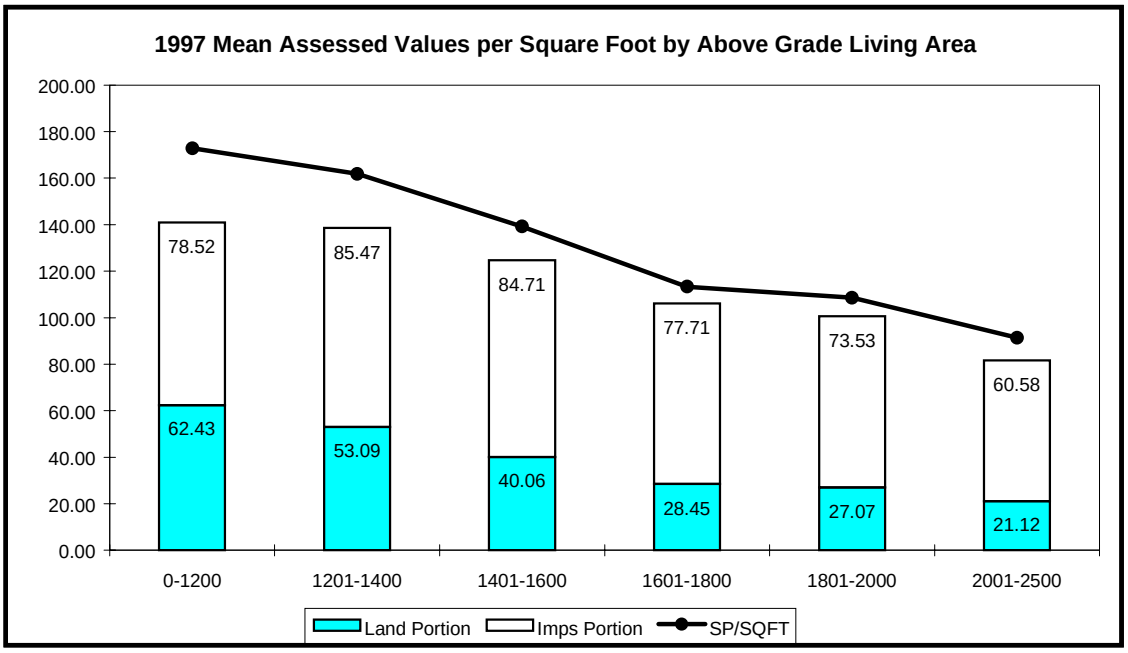
Comparison of 1998 and 1999 Per Square Foot Values by Year Built

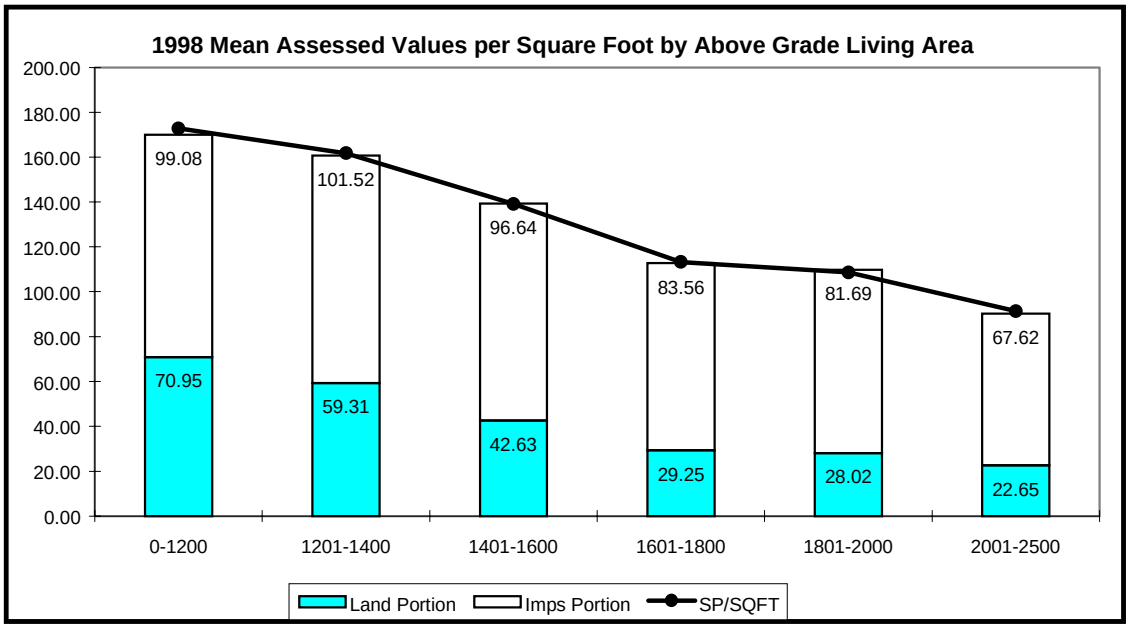




These charts clearly show a significant improvement in assessment level by year built as a result of applying the 1999 recommended values. The values shown in the improvement portion of the chart represent the total combined value for land and improvements.

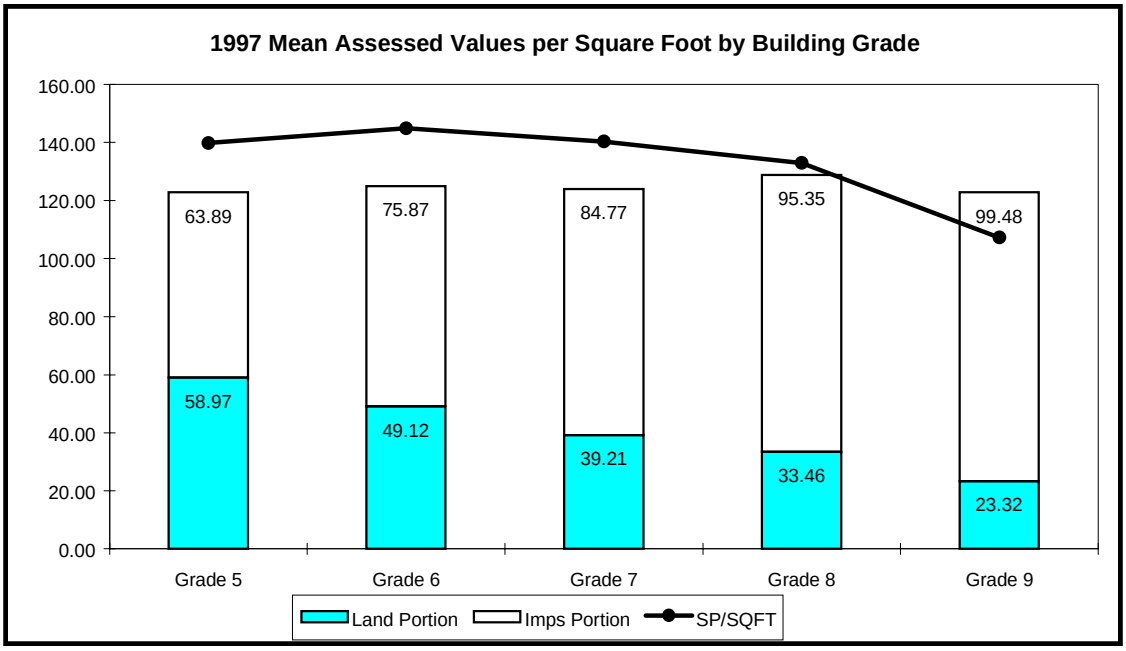
Comparison of 1998 and 1999 Per Square Foot Values by Above Grade Living Area

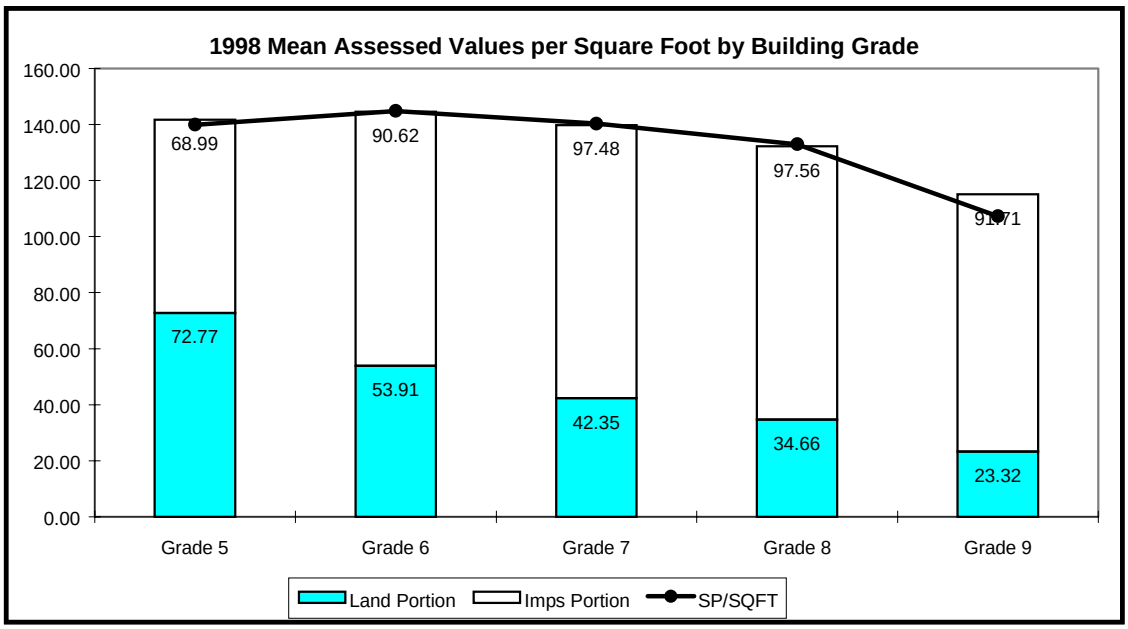




These charts clearly show a significant improvement in assessment level by Above Grade Living Area as a result of applying the 1999 recommended values. The values shown in the improvement portion of the chart represent the total combined value for land and improvements.

Comparison of 1998 and 1999 Per Square Foot Values by Grade





These charts clearly show a significant improvement in assessment level by Building Grade as a result of applying the 1999 recommended values. The slight gap between SP/SQFT and the total for the Grade 9 strata is due to the limited number of Grade 9 sales (only one in the sample). The values shown in the improvement portion of the chart represent the total combined value for land and improvements.